

**WOODBURN PLANNING COMMISSION WORKSHOP/MEETING  
MINUTES  
July 12, 2012**

**CONVENED:** The Planning Commission met in a public meeting session at 7 p.m. in the City Hall Council Chambers, with Vice-Chair Ellen Bandelow presiding.

**ROLL CALL:**

<b>Chair</b>		<b>Vacant</b>
<b>Vice-Chair</b>	<b>Bandelow</b>	<b>Present</b>
<b>Commissioner</b>	<b>Corning</b>	<b>Present</b>
<b>Commissioner</b>	<b>Grigorieff</b>	<b>Absent</b>
<b>Commissioner</b>	<b>Piper</b>	<b>Present</b>
<b>Commissioner</b>	<b>Ellsworth</b>	<b>Present</b>
<b>Commissioner</b>	<b>Lima</b>	<b>Absent</b>

**Staff Present:** Jim Hendryx, Economic & Development Services Director  
Don Dolenc, Associate Planner  
Vicki Musser, Recording Secretary

Vice Chair Bandelow opened the workshop/meeting at 7 pm, and then led the Commissioners in the flag salute.

**Minutes**

The June 21, 2012 minutes were unanimously approved.

**Business from the Audience**

There was none.

**Communication**

There was none.

**Items for Action**

There were none.

**Workshop**

Economic and Development Services Director Jim Hendryx resumed discussion of the Woodburn Development Ordinance (WDO), giving the Commissioners a final chance for comments on Sections 2.102, 2.103, 2.104 and 2.115 Residential Zones and Use, and then focusing on 2.105, 2.106, 2.107, 2.108 Commercial Zones. Director Hendryx passed around tables with assembled commercial uses, which have been simplified and put into a matrix for more clarity and ease of understanding. He showed commercial existing, conflicting and proposed uses to help highlight the differences and conflicts in the code. Literal interpretation of the WDO is often difficult, since rules can frequently be

interpreted in several different ways. There are inconsistencies in different sections of the code, which can lead to confusion.

One of the goals of the Planning Commission work sessions is to make the code consistent throughout. Another goal is to resolve circular references. The tables in the revised version should clarify matters.

Director Hendryx brought up the idea of creating standardized lot sizes for both residential and non-residential uses, pointing out that currently, non-residential lots have no size standards. He asked the Commission for feedback on whether non-residential lots should be standardized. The Commissioners discussed the matter, but no final consensus for standardizing non-residential lots was reached.

The Commissioners stated that they were in agreement with the revised residential section of the WDO as it had been presented in the last 2 workshops. They then turned their attention to the commercial section of the WDO, where Director Hendryx had categorized different uses for ease in understanding, grouping them so that the conflicts inherent in the code would become apparent. After some further discussion, it was decided to continue going over the commercial sections when all of the Commissioners could be present.


The Commission was asked to read over the industrial section paperwork that was handed out, and to be ready to discuss matters further at the next workshop.

The next meeting/workshop is scheduled for Thursday, July 26<sup>th</sup>.

#### **Adjournment**

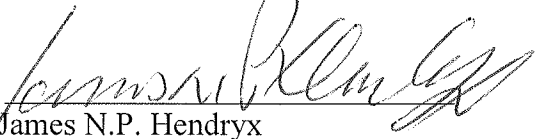
Commissioner Piper made a motion that the meeting be adjourned, and Commissioner Ellsworth seconded it. The meeting was adjourned at 9:18pm.

APPROVED

  
Ellen Bandelow, Vice-Chair

July 26, 2012  
Date

ATTEST

  
James N.P. Hendryx  
Economic & Development Services Director  
City of Woodburn, Oregon

07/26/2012  
Date